

CH-245
St. John's Farm
Nanjemoy vic.
Private

circa 1880

Once a part of a 250-acre-plus tract known as "St. John's" and "St. John's Addition," the present St. John's Farm contains approximately 126 acres of forested and open agricultural land. Seven buildings, six contributing and one non-contributing, occupy the property. While there are indications that a Colonial-era dwelling once stood at St. John's Farm, the architecture of the present house indicates a construction date in the late 19th century. The array of five historic outbuildings that accompany the main house appear to range in date from the early to the mid-20th century.

St. John's Farm has been farmed for over 150 years. Documentary evidence exists for a pre-1816 dwelling house and outbuildings that once occupied the 250-acre-plus tract. The present dwelling dates from circa 1880, while the accompanying outbuildings were built later over the first half of the 20th century. Although significantly altered, the house retains its vernacular late-19th century farmhouse form.

MARYLAND HISTORICAL TRUST
MD INVENTORY OF HISTORIC PROPERTIES

Inventory No. CH-245

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1. Name of Property

=====

historic name St. John's Farm

common/other name _____

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2. Location

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street & number 2595 Liverpool Point Rd. not for publication _____

city or town Nanjemoy vicinity X state Maryland code MD

county Charles code 017 zip code 20662

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3. State/Federal Agency Certification

N/A

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4. National Park Service Certification

N/A

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5. Classification

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Ownership of Property (Check all that apply)

☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property (Check only one box)

☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

Contributing Noncontributing

| | | |
|----------|----------|------------|
| <u>6</u> | <u>1</u> | buildings |
| <u>0</u> | <u>0</u> | sites |
| <u>0</u> | <u>0</u> | structures |
| <u>0</u> | <u>0</u> | objects |
| <u>6</u> | <u>1</u> | Total |

Is this property listed in the National Register?

Yes _____ Name of Listing _____
No X

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-245

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6. Function or Use

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Historic Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling
AGRICULTURAL Processing/Storage

Current Functions (Enter categories from instructions)

Cat: DOMESTIC Sub: Single dwelling
AGRICULTURAL Storage

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7. Description

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Architectural Classification (Enter categories from instructions)

Late 19th Century Vernacular

Materials (Enter categories from instructions)

foundation pier: uncut stone (?)
roof side gable: asphalt shingles
walls frame: aluminum siding
other original cladding: wood weatherboard

Narrative Description (Describe the historic and current condition of the property.)

See Continuation Sheet No. 7-1

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-245

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8. Statement of Significance

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Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- ☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ B Property is associated with the lives of persons significant in our past.
- ☐ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- ☐ A owned by a religious institution or used for religious purposes.
- ☐ B removed from its original location.
- ☐ C a birthplace or a grave.
- ☐ D a cemetery.
- ☐ E a reconstructed building, object, or structure.
- ☐ F a commemorative property.
- ☐ G less than 50 years of age or achieved significance within the past 50 years.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-245

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Areas of Significance (Enter categories from instructions)

ARCHITECTURE

AGRICULTURE

Period of Significance circa 1880

Significant Dates circa 1880

Significant Person (Complete if Criterion B is marked above)

Cultural Affiliation Undefined

Architect/Builder Unknown

Narrative Statement of Significance (Explain the significance of the property.)

See Continuation Sheet No. 8-1

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9. Major Bibliographical References

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(Cite the books, articles, legal records, and other sources used in preparing this form.)

Brown, Jack D., et al. *Charles County, Maryland, A History*. Charles County Bicentennial Committee, 1976.

Charles County Land Records. Charles County Courthouse, La Plata, Maryland.

Klapthor, Margaret Brown. *The History of Charles County, Maryland*. La Plata, MD: Charles County Tercentenary, Inc., 1958.

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10. Geographical Data

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Acreage of Property 126.37 acres

Verbal Boundary Description (Describe the boundaries of the property.)

The property at 2595 Liverpool Point Road is designated as Parcel 65 on Map 60, Grid 9 on the Charles County Property Map.

Boundary Justification (Explain why the boundaries were selected.)

The dwelling & outbuildings at 2595 Liverpool Point Road have been associated with Parcel 65, Map 60 since its construction circa 1880.

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11. Form Prepared By

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name/title Kathryn Gettings Smith, Architectural Historian
 organization Charles County Planning Dept. date Oct.26,1998
 street & number P.O. Box B telephone 301-645-0689
 city or town La Plata state MD zip code 20646

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12. Property Owner

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name Robert A. & Judy M. Weisman
 street & number 1800 Sandy Point Road telephone 301-246-4660
 city or town Nanjemoy state MD zip code 20662

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MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-245

Section 7 Page 1

St. John's Farm
name of property
Charles County, Maryland
county and state

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Once a part of a 250-acre-plus tract known as "St. John's" and "St. John's Addition," the present St. John's Farm contains approximately 126 acres of forested and open agricultural land. Seven buildings, six contributing and one non-contributing, occupy the property. While there are indications that a Colonial-era dwelling once stood at St. John's Farm, the architecture of the present house indicates a construction date in the late 19th century. The array of five historic outbuildings that accompany the main house appear to range in date from the early to the mid-20th century.

St. John's Farm occupies a 126-acre tract located in the vicinity of Nanjemoy southwest of the intersection of MD Route 6 and Liverpool Point Road. The property contains gently rolling forest and farm land and is bisected by a branch of Beaverdam Creek. The house occupies an open, grassy area that borders approximately forty acres of open farmland. The outbuildings are scattered across the open fields adjacent to the house.

Standing on a uncut stone foundation, the two-story side-gable frame dwelling displays a common late 19th century vernacular form. Five-bays across the facade and one-room deep, the house is clad in aluminum siding that covers its original weatherboard sheathing. The side gable roof that runs north-south is covered in asphalt shingles, and one original interior and one replacement exterior chimney breaks the roof plane. The 6/6 double-hung wood sash windows throughout are likely replacements added during an early 20th century renovation. More typical of this era and type of dwelling were 2/2 vertical wood sash windows. Each window opening is defined by one-piece flush wood casings. The building presents open eaves with unadorned gable-end verge boards.

The house is five bays wide with an irregular facade arrangement. It appears that the three southernmost bays of the first story comprise the original width of the house, and that two additional bays were added to the north. As it now stands, the building's facade is organized around a single-leaf replacement wood door set in the second bay from the building's southeast corner. One window flanks the door to the south, while three more windows extend north of the entrance. At the second story, four window openings pierce the facade wall. A 1-story, 3-bay enclosed porch extends across the original three bays of the dwelling. The porch has been enclosed by a series of sliding single-light glass doors and the shed roof has been covered in asphalt shingles.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-245

Section 7 Page 2

St. John's Farm
name of property
Charles County, Maryland
county and state

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The house's south gable end has been significantly remodeled from its original appearance. A bank of three adjacent 6/6 windows lights the first story, while the second story is pierced by a double window. This technique of grouping windows was common during the first several decades of the 20th century. At the time that these windows were installed, the original sash throughout the house may also have been replaced to match these.

The south gable end also reveals several additions to the original dwelling. A 1-story, asymmetrical gable roofed concrete block addition projects out from this elevation and wraps around to the rear of the house. A single fixed window opens into the south wall of the addition. At the intersection of the south wall of the original house and the addition, a concrete block chimney flue has been added as a vent for the furnace.

The original dwelling's rear or west-facing wall has been mainly obscured by several later additions. The only visible element of the original building are the two second story windows of the original 3-bay house. A one-story frame shed addition, that contains the kitchen, extends off the north end of the west elevation. The west wall of this addition holds a pair of 4/4 double-hung wood sash with a flush 1-piece wood casing. The one-story concrete block addition extends out further than the kitchen addition and is pierced by two single-leaf panel-and-light metal doors and three fixed wood single-light windows.

The north gable end of the dwelling holds two single window openings on each story. At the first story the two apertures are set far apart, with the westernmost window opening into the kitchen. The second story windows are set closer together to accommodate the slope of the shed addition's roof.

The first floor of the house is divided into two main living spaces that are connected by a front passageway. The stair is enclosed in a small rear hall that is entered from the main living room. A kitchen, bathroom, and utility room occupy the two rear additions, while the second floor contains two bedrooms separated by a small rear stair hall. The interior retains some of its original finishes including the random width tongue-and-groove wood floors, plaster wall finishes, and simple two-part beaded baseboard. A few of the original window casings remain in place on the second floor. These consist of simple symmetrical Victorian-style moldings that feature flat outer edges and an simple "V"-shaped indentation at the center.

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Section 7 Page 3

St. John's Farm
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While few of the original structural elements of the house were visible at the time of the survey, the roof structure was viewed through a trap door in the north second floor bedroom. The framing members here were all circular sawn as was the weatherboard visible on the interior of the north gable end. The components and structural system indicated an early 20th century date of construction. Further structural investigation would be needed to determine the age and character of the original south end of the dwelling.

Although the house is still recognizable as a modest late 19th century farmhouse of Vernacular form and styling, many of its original features have been obscured by later additions and alterations. The enclosure of the front porch, extension of the north end of the house, the replacement of the windows, and the re-cladding of the exterior have all contributed to the alteration of the dwelling's original appearance.

OUTBUILDINGS:

Six outbuildings accompany the main house at "St. John's Farm". Five of these contribute to the historic significance of the site and relate to its agricultural use, while one does not contribute.

A single small shed of undetermined use stands northwest of the house and features a front gable post-in-ground frame structure that has been reclad in aluminum siding. Its single-leaf entry opens into the south gable end and contains an original vertical board door hung on strap hinges. The shed appears to date to the first several decades of the 20th century.

Behind the shed, near the edge of a forested area, stands a 1930s-1940s frame chicken house. Consisting of a post-in-ground structure, the chicken house features a long narrow form, sloping shed roof covered in asphalt shingles and vertical board siding.

A dilapidated corn crib that appears to date to the 1930s, stands on the east side of the farm road, southeast of the house. The building features a front gable form, wood pier foundation, and vertical board siding. The roof is covered in corrugated metal and vegetation has begun to envelope the building.

A large frame tobacco barn stands at the end of the farm road with its front gable roof running north-south. The building is

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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Section 7 Page 4

St. John's Farm
name of property
Charles County, Maryland
county and state

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constructed of uncut post-in-ground timbers and clad in vertical board siding. Large double sliding doors hung on an overhead track provide access to the north gable end. The barn, which dates to the first half of the 20th century, is currently used for hay storage.

A mid-20th century gambrel roof tobacco barn occupies a different portion of the property, facing on Beaverdam Road. The barn is 1-story in height with vertical board siding and a sheet metal covered gambrel roof with a vented monitor crowning its ridge.

The one non-contributing outbuilding is a garage/animal shelter located directly southwest of the main house. The building is a low slung frame post-in-ground structure with a front gable roof and vertical board and plywood cladding. The roof is covered with asphalt shingles and appears to date to the 1960s or 1970s.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

Inventory No. CH-245

Section 8 Page 1

St. John's Farm
name of property
Charles County, Maryland
county and state

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St. John's Farm has been farmed for over 150 years. Evidence exists for a pre-1816 dwelling house and outbuildings that once occupied the 250-acre-plus tract. The present dwelling dates from circa 1880, while the accompanying outbuildings were built later over the first half of the 20th century. Although significantly altered, the house retains its vernacular late-19th century farmhouse form.

Sometime before 1833, George R. Leiper of Prince George's County acquired "St. John's" and "St. John's Addition." Upon his death, his executrix, Elizabeth Taylor (formerly Elizabeth Moore) sold the 253.75-acre tract for \$500 to Joseph Smoot of Charles County. A mere three years later, after moving to Washington, DC, Smoot transferred 175 acres of "St. John's" to Peter Rison, Jr., Alexander Rison, and John Rison of Charles County for \$425.

The Rison family retained the "St. John's" property for over one hundred years. During the late-19th and early-20th century, the acreage of the tract diminished to 113 acres, and in 1938 the property was sold out of the Rison family to Mary Croft Ward for \$740. When Mary Croft Ward sold the property in 1941, she reserved a portion of the now 126-acre parcel for her own use, presumably for her residence. In 1959, Ward relinquished her reserved acreage to the original purchasers, Lee Francis and Marian Ellen Hopkins.

Following the death of her husband Marian Ellen Hopkins joined in ownership of "St. John's" with her sister-in-law, Shirley Hopkins Fischer. In 1993, the present owners acquired the property and currently have plans to sell it.

The present dwelling represents a diluted example of a modest late 19th century vernacular farmhouse which are abundant throughout Charles County's rural sections. The series of renovations and remodeling apparent in the house's current form illustrates the changing domestic needs of rural families throughout Charles County during the first half of the 20th century.

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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St. John's Farm
name of property
Charles County, Maryland
county and state

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HISTORIC CONTEXT:

Geographic Organization: Western Shore

Chronological/Development Period (s):

Rural Agrarian Intensification,
1680-1815
Agricultural-Industrial Transition,
1815-1870
Industrial/Urban Dominance, 1930-
present

Prehistoric/Historic Period Theme (s):

AGRICULTURE
ARCHITECTURE

RESOURCE TYPE(S)

Category: Building

Historic Environment: Rural

Historic Function (s): DOMESTIC/Single dwelling
AGRICULTURE/Processing/Storage

Known Design Source: Unknown

MARYLAND INVENTORY OF HISTORIC PROPERTIES
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Inventory No. CH-245

St. John's Farm
name of property
Charles County, Maryland
county and state

Chain of Title:

?????????????: ??????? to George R. Leiper (no match
in index before 1833)

August 1, 1833: William P. & Elizabeth Taylor
(executrix) of Caroline County, Va.
to Joseph Smoot of Charles County,
Md.
\$500
253.75 acres called "St. John's" and
"St. John's Addition" in Nanjemoy
Sold by Elizabeth Taylor (formerly
Elizabeth Moore) as executrix of the
will of George R. Leiper of Prince
George's County. Md.
Charles County Land Records
Liber JB 20 Folio 515

January 9, 1836: Joseph & Mary A. Smoot of Washington, DC to Peter Rison, Jr., Alexander Rison & John Rison
\$425
175 acres, 2 roods, 14 perches
Part of a tract of land in Durham Parish known as "St. John's Resurveyed"
Charles County Land Records
Liber JB 22 Folio 220

August 12, 1895: John T. Rison to Amos Rison
\$300
116 acres called "St. John's" upon
which Amos Rison now resides
Charles County Land Records
Liber JST 7 Folio 501

December 3, 1918: Amos Rison devised to Louis Rison
Charles County Register of Wills
Liber CND 20 Folio 113

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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St. John's Farm
name of property
Charles County, Maryland
county and state

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| | |
|---------------------|---|
| March 13, 1934: | Louis & Mary F. Rison to Home Owners Loan Corporation \$531.85 Mortgage "St. John's" Charles County Land Records Liber WMA 58 Folio 427 |
| May 25, 1938: | James F. Matthews, Assignee of mortgage to Mary Croft Ward \$740 Equity proceedings #2160 resulted in public sale of property April 5, 1938 112.9 acres "St. John's" Charles County Land Records Liber 68 Folio 493 |
| September 22, 1941: | Mary Croft Ward to Francis Lee & Marian Hopkins 126.37 acres, "St. John's" Portion reserved for grantor's use Charles County Land Records Liber WMA 75 Folio 94 |
| February 21, 1959: | Mary Croft Ward to Lee Francis & Marian Ellen Hopkins 126.37 acres of "St. John's" Portion reserved for grantor's use Charles County Land Records Liber 140 Folio 234 |
| January 28, 1970: | Marian Ellen Hopkins, widow to Mary C.S. Jenkins "St. John's" Charles County Land Records Liber 214 Folio 570 |
| January 28, 1970: | Mary C.S. Jenkins to Marian Ellen Hopkins & Shirley Hopkins Fischer 126.37 acres "St. John's" Charles County Land Records Liber 214 Folio 573 |

MARYLAND INVENTORY OF HISTORIC PROPERTIES
CONTINUATION SHEET

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St. John's Farm
name of property
Charles County, Maryland
county and state

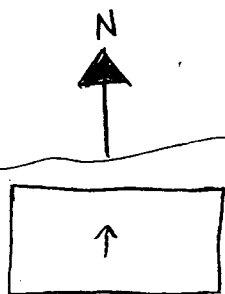
=====

March 29, 1993:

Marian Ellen Hopkins & Shirley
Hopkins Fischer to Robert A. & Judy
M. Weisman
\$230,000
"St. John's" as shown in Plat Book
#7, Folio 72
Charles County Land Records
Liber 1768 Folio 96

RESOURCE SKETCH MAP

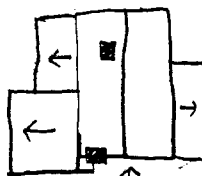
10/98



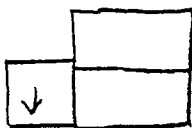
chicken house (c)

wooded

shed (c)



dwelling (c)



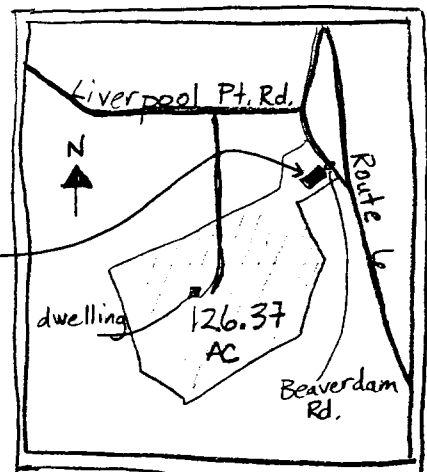
garage/animal shelter (NC)

ST. JOHN'S FARM CH-245
CHARLES COUNTY, MD
NANJEMOY VIC.
2595 Liverpool Pt. Rd.

To Liverpool
Pt. Road

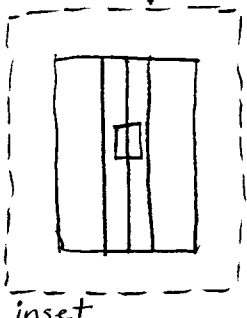
dirt driveway

Tobacco
Barn
(c)



Site Location

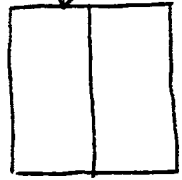
to 2nd
Tobacco
Barn



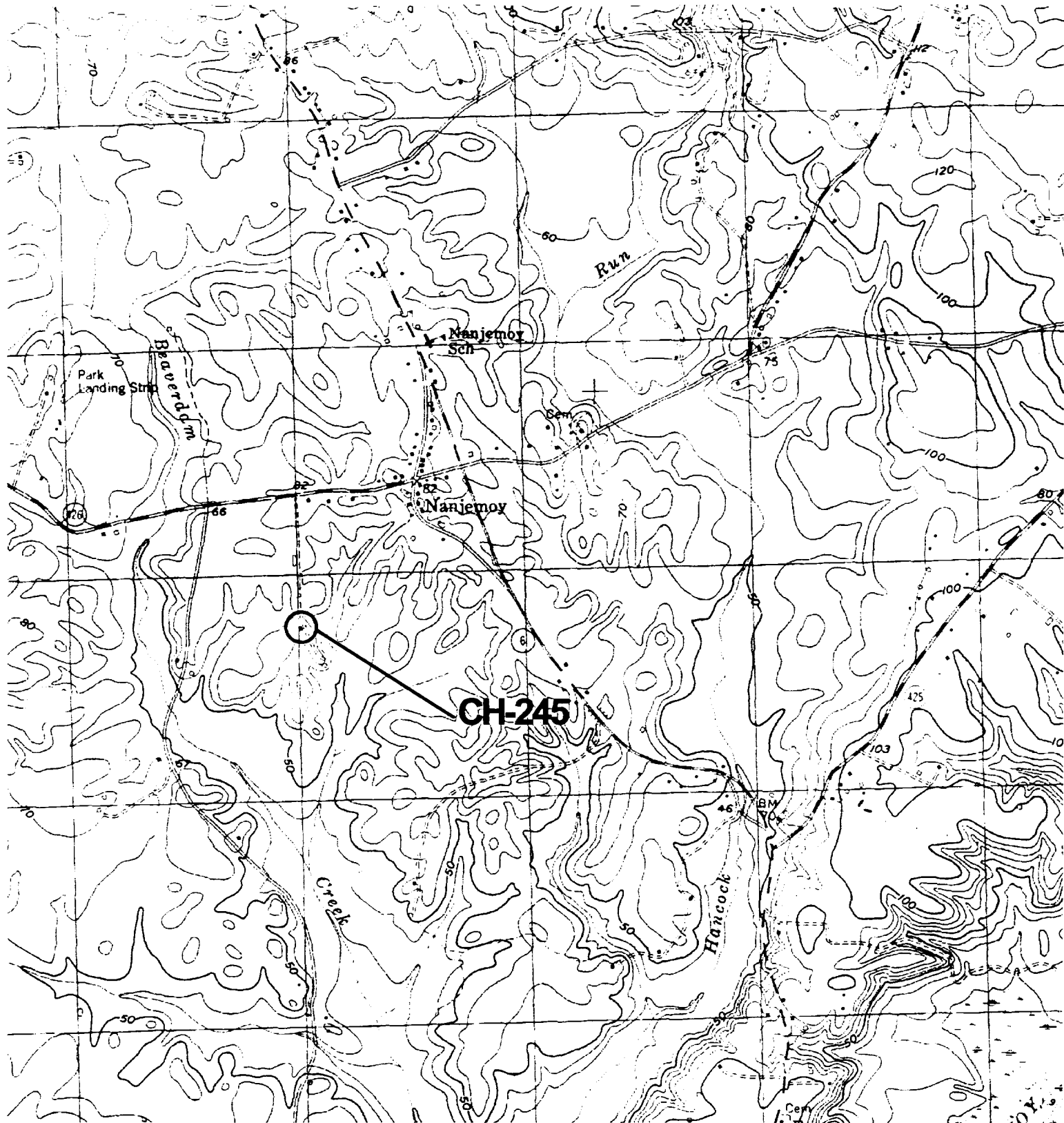
Corn Crib (c)



Tobacco Barn (c)



evidence
of former road



St. John's Farm
Charles County, MD

CH-245

NANJEMOY, MD QUAD



CH-245

ST. JOHN'S FARM

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

LOOKING SE

1 OF 7



CH-245

ST. JOHN'S FARM
CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

LOOKING NW

2 OF 7



CH-245

ST. JOHN'S FARM

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

SHED & CHICKEN HOUSE, LOOKING NW

3 OF 7



CH-245

ST. JOHN'S FARM
CHARLES COUNTY, MD
K.G. SMITH

10/98

MARYLAND SHPO

GARAGE/ANIMAL SHELTER - LOOKING SW

4 OF 7



CH-245

ST. JOHN'S FARM
CHARLES COUNTY, MD
K.G. SMITH

10/98

MARYLAND SHPO
CORN CRIB- LOOKING NE
5 OF 7



CH-245

ST. JOHN'S FARM

CHARLES COUNTY, MD

K.G. SMITH

10/98

MARYLAND SHPO

TOBACCO BARN - LOOKING SE

6 OF 7



CH-245

ST. JOHN'S FARM
CHARLES COUNTY, MD
K.G. SMITH

10/98

MARYLAND SHPO
TOBACCO BARN - LOOKING SE

7 OF 7